



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ८, अंक १३]

गुरुवार ते बुधवार, एप्रिल २८-मे ४, २०२२/वैशाख ८-१४, शके १९४४

[पृष्ठे १८, किंमत : रुपये ८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-अमरावती विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ अमरावती विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. ५८.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ०८ एप्रिल २०२२.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

अधिसूचना

क्रमांक टिपीएस-२५१९-१२२७-प्र.क्र.९९-२०१९-ई.पी.मंजुरी-नवि-३०.—

ज्याअर्थी, शासनाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असा उल्लेख करणेत आलेला आहे) चे कलम ३१ (१) अन्वये अकोट नगर परिषद, जिल्हा अकोला (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधलेले आहे) यांच्या कार्यक्षेत्राची विकास योजना [मूळ हद्द (दुसरी सुधारीत) + वाढीव हद्द (सुधारीत)] (यापुढे “उक्त विकास योजना” असा उल्लेख करणेत आला आहे) अधिसूचना क्र. टिपीएस-२५१८-१३९२-प्र.क्र. ११८-२०१८-नवि-३०, दिनांक ०३-१२-२०१८ आणि शुद्धीपत्रक क्र. टिपीएस-२५१८-१३९२-प्र.क्र. ११८-२०१८-नवि-३०, दिनांक ०२-१२-२०१९ अन्वये भागशः मंजूर केली असून सदर अधिसूचना महाराष्ट्र शासन राजपत्र, भाग १-अ अमरावती विभागीय पुरवणी, दि. ०६ ते १२ डिसेंबर, २०१८ तसेच सदर शुद्धीपत्रक महाराष्ट्र शासन राजपत्र, भाग १-अ अमरावती विभागीय पुरवणी, दि. १२-१८ डिसेंबर, २०१९ मध्ये प्रसिद्ध झाले आहे;

आणि ज्याअर्थी, उक्त विकास योजनेमधून वगळलेल्या भागातील सारभूत स्वरूपाचे फेरबदल (ई.पी १ ते ई.पी.१६) उक्त अधिनियमाचे कलम ३१(१) अन्वये शासनाने सूचना क्र. टिपीएस-२५१८-१३९२-प्र.क्र. ११८-२०१८-ई.पी.प्रसिद्धी-नवि-३०, दिनांक ०३-१२-२०१८ (यापुढे “उक्त सूचना” असा उल्लेख करणेत आलेला आहे) अन्वये तसेच शुद्धीपत्रक क्र. टिपीएस-२५१८-१३९२-प्र.क्र. ११८-२०१८-नवि-३०, दिनांक ०५-०२-२०१९ (यापुढे “उक्त शुद्धीपत्रक” असा उल्लेख करणेत आलेला आहे) अन्वये जनतेच्या सूचना -हरकती मागविण्यासाठी प्रसिद्ध केले असून उक्त सूचना महाराष्ट्र शासन राजपत्र भाग एक-अ, अमरावती विभागीय पुरवणी, दिनांक ०६ ते १२ डिसेंबर, २०१८ मध्ये प्रसिद्ध झाली असून उक्त शुद्धीपत्रक महाराष्ट्र शासन राजपत्र भाग एक-अ, अमरावती विभागीय पुरवणी, दिनांक १४ ते २० मार्च, २०१९ मध्ये प्रसिद्ध झाले आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (२) अन्वये, उक्त सूचनेन्वये प्रसिद्ध केलेल्या सारभूत स्वरूपाच्या फेरबदलाबाबत, उक्त सूचना राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून प्राप्त झालेल्या हरकती-सूचनांबाबत सुनावणी देणेसाठी व त्याबाबतचा अहवाल शासनास पुढील कार्यवाहीसाठी सादर करण्यासाठी, सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती यांची “अधिकारी” म्हणून नियुक्ती करण्यात आली आहे. (यापुढे “नियुक्त अधिकारी” असा उल्लेख करणेत आला आहे);

आणि ज्याअर्थी, नियुक्त अधिकारी यांनी त्यांचा अहवाल पत्र क्र.वि.यो अकोट दु.सु+सु. वा.ह.- ई.पी.- सहसंचालक-६३, दिनांक ०५-०७-२०१९ अन्वये शासनास सादर केला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (३)अन्वये प्राप्त हरकती-सूचना आणि नियुक्त अधिकारी यांनी सादर केलेला अहवाल शासनाने विचारात घेतला आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(३) मधील तरतुदीनुसार, उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेच्या अनुषंगाने नियुक्त अधिकारी यांनी, उक्त अधिनियमाच्या कलम ३१ अन्वये शासनास सादर केलेल्या अहवालाच्या प्राप्त दिनांकापासून कमाल एक वर्षाच्या कालावधीत उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेबाबत शासनाने अंतिम निर्णय घेणे आवश्यक आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम १४८-क मधील तरतुदीनुसार, केंद्र शासनाचे निवडणूक आयोगाने किंवा राज्य शासनाचे निवडणूक आयोगाने त्यांचे कार्यक्षेत्रातील निवडणुकीच्या अनुषंगाने जाहीर केलेल्या आचारसंहितेमुळे विकास योजना, प्रादेशिक योजना किंवा नगर रचना योजनेची कार्यवाही पूर्ण होऊ शकलेली नाही, असा कालावधी गणना करतेवेळी वगळणेचा आहे;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२० (सन २०२० चा महा. क्र.१९) द्वारे, उक्त अधिनियमाच्या कलम १४८-क मधील तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कालावधी विचारात घेतांना, देशामध्ये किंवा राज्यामध्ये उद्भवणा-या कोणत्याही महामारीच्या किंवा साथीच्या रोगाच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा, यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणांनुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे;

आणि ज्याअर्थी, उक्त वगळलेल्या क्षेत्राच्या विकास योजनेच्या मंजुरीचा विहित कालावधी , निवडणुकीच्या अनुषंगाने जाहीर केलेला ३३ दिवसांचा आचारसंहितेचा कालावधी आणि महाराष्ट्र राज्यात शासनाने दि २३ मार्च, २०२० पासून कोविड १९-विषाणूच्या प्रादुर्भावामुळे जाहीर केलेल्या टाळेबंदीचा कालावधी वगळता , अद्यापी अस्तित्वात आहे;

आता, त्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर आणि आवश्यक ती चौकशी केल्यानंतर उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार तसेच इतर अनुषंगिक शक्तींचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे :-

(अ) अकोट नगरपरिषदेच्या उक्त वगळलेल्या क्षेत्राच्या प्रारूप विकास योजनेस [मूळ हद्द (दुसरी सुधारीत) + वाढीव हद्द (सुधारीत)] (ई.पी.१ ते ई.पी.१६), सोबतच्या परिशिष्ट-अ मध्ये नमूद केल्यानुसार मंजुरी देण्यात येत आहे. सदर वगळलेल्या भागाची मंजूर विकास योजना अकोट नगर परिषदेच्या मंजूर अंतिम विकास योजना [मूळ हद्द (दुसरी सुधारीत) + वाढीव हद्द (सुधारीत)] या विकास योजनेचा भाग असेल.

(ब) सोबतच्या परिशिष्ट-अ प्रमाणे अकोट नगरपरिषदेच्या उक्त वगळलेल्या क्षेत्राची विकास योजना, सदर अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झालेल्या दिनांकापासून ३० दिवसांनंतर अंमलात येईल.

(क) शासनाच्या नगर विकास विभागाची अधिसूचना क्र.टिपीएस-१८१८-प्र.क्र. २३६-१८-कलम-३७ (१कक) (ग) व कलम २०(४)-नवि-१३, दिनांक ०२-१२-२०२० अन्वये मंजूर केलेली एकात्मिक विकास नियंत्रण व प्रोत्साहन नियमावली व त्यामध्ये वेळोवेळी होणा-या बदलासह उक्त विकास योजनेस (भागशः मंजूर आणि वगळलेला भाग) लागू राहील.

SCHEDULE-A

Substantial Modifications Sanctioned by the Government in the Respect of Development Plan of Akot [Original Boundary (IInd Revised) + Extended Boundary (Revised)], Distt. Akola.

(Accompaniment to the Government Notification No. TPS-2519-1227-CR-99-2019-EP-Sanction-UD-30, Dated 08-04-2022)

Sr. No.	Excluded Part	Site No./ Location	Proposal as per Development Plan published u/s 26 of M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M. R. & T.P. Act, 1966	Proposal as Published the Government u/s 31(1) of the M. R. & T.P. Act, 1966	Proposal as Sanctioned by the Government u/s 31(1) of the M. R. & T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	EP-1	Site No. 59- Primary School & Play Ground S. Nos. 653, 655 Mouje Akot	Site No.59- Primary School & play Ground	Site No.59- Primary School & play Ground	The land bearing S.No. 653 (pt.) is proposed to be deleted from Site No.59 - Primary School & Play Ground and included in Residential Zone as shown on plan.	The land bearing S. No. 653 (pt.) is deleted from Site No.59 - Primary School & Play Ground and included in Residential Zone as shown on plan.

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
2	EP-2	Site No. 60- High School & Play Ground S. Nos. 27, 652, 655 Mouje Akot	Site No.60- High School & Play Ground	Site No.60- High School & Play Ground	The land bearing S.No. 652 (pt.) is proposed to be deleted from Site No.60 - Primary School & Play Ground and included in Residential Zone as shown on plan.	The land bearing S. No. 652 (pt.) is deleted from Site No. 60 - Primary School & Play Ground and included in Residential Zone as shown on plan.
3	EP-3 (M-6 & M-7)	Site No. 13- Primary School & Play Ground Site No.14 Play Ground, S. Nos. 23/2, 23/4, 70/ 1A, Mouje Akot	Site No.13- Primary School & Play Ground & Play Ground Site No. 14- Play Ground	Site No.13- Primary School & Play Ground and Site No. 14- Play Ground are proposed to be deleted and the land so released is proposed to be included in Residential Zone as shown on plan	Site No.13- Primary School & Play Ground and Site No. 14- Play Ground are proposed to be deleted partly and the land so released is proposed to be included in Residential Zone as shown on plan. Remaining land under Site No. 13 - Primary School & Play Ground and Site No. 14-Play Ground are Re-School & Play Ground and arranged as Site No. 13- Pri- are Re-arranged and Re- mary School & Play designed as Site No. 13- Primary School & Play Ground as shown on plan.	Site No.13- Primary School & Play Ground and Site No. 14- Play Ground are deleted partly and the land so released is included in Residential Zone as shown on plan. Remaining land under Site No.13-Primary School & Play Ground and Site No. 14-Play Ground are Re-School & Play Ground as shown on plan.
4	EP-4	Retail Entertainment Zone S. Nos. 30, 31, 143,160, 161 Mouje Khanapur	Retail Entertainment Zone	Retail Entertainment Zone	The land bearing S. No.143/1-D is proposed to be deleted from Retail Entertainment Zone and included in Residential Zone as shown on plan. Retail Entertainment Zone is proposed to be deleted partly from S.No.30 & 31 and the land so released are proposed to be reserved as New Site No. 73-Parking as shown on plan.	The land bearing S. No.143/1-D is deleted from Retail Entertainment Zone and included in Residential Zone as shown on plan. Retail Entertainment Zone is deleted partly from S.No.30 & 31 and the land so released are proposed to be reserved as New Site No. 73-Parking as shown on plan.
5	EP-5	Site No. 56-Play Ground Site No. 57- Primary School & Play Ground S. Nos. 616, 617, 618 Mouje Akot	Site No. 56- Play Ground Site No. 57- Primary School & Play Ground	Site No. 56-Play Ground Site No. 57- Primary School & Play Ground	The land bearing S. No.618/4 is proposed to be deleted from Site No. 56-Play Ground Site No. 57-Primary School & Play Ground and included in Residential Zone as shown on plan. Remaining land under Site No. 56 - Play Ground and Site No. 57- primary School & Play Ground are Re-arranged as shown on plan. Site No. 56 - Play Ground is Re-designated as Site No.56-Children Play Ground as shown on plan.	The land bearing S. No.618/4 is deleted from Site No. 56-Play Ground Site No. 57- Primary School & Play Ground and included in Residential Zone as shown on plan. Remaining land under Site No. 56 - Play Ground and Site No. 57- Primary School & Play Ground are Re-arranged as shown on plan. Site No. 56 - Play Ground is Re-designated as Site No.56-Children Play Ground as shown on plan.

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
6	EP-6	Site No. 24- Garden S. No. 129, Mouje Akot	Site No. 24- Garden	Site No. 24-Garden	The land bearing S. No.129/1 is proposed to be deleted from Site No. 24-Garden and included in Residential Zone as shown on plan.	Proposal published u/s 31(1) M.R. & T.P. Act, 1966, is rejected and Site No. 24 "Garden" is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
7	EP-7	Residential Zone S. No. 26 Mouje Akot	Residential Zone	Residential Zone	A New Reservation of Play Ground as Site No. 74 is proposed on land bearing S.No.26 (pt.) as shown on plan.	Proposal published u/s 31(1) M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
8	EP-8	Residential Zone S. No. 37 Mouje Kemlapur	Residential Zone	Residential Zone	A New Reservation of High School & Play Ground as Site No. 75 is proposed on land bearing S.No.37 (pt.) as shown on plan.	Proposal published u/s 31(1) M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
9	EP-9	Residential Zone S. No. 145 Mouje Khanapur	Residential Zone	Residential Zone	The land bearing S. No.145(pt.) is proposed to be deleted from Residential Zone and included in Retail Entertainment Zone as shown on plan.	Proposal published u/s 31(1) M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
10	EP-10	Residential Zone S. No. 627 Mouje Akot	Residential Zone	Residential Zone	A New Reservation of Parking as Site No. 76 is proposed on land bearing S.No.627 (pt.) as shown on plan.	Proposal published u/s 31(1) M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
11	EP-11	Residential Zone S. No. 34 Mouje Kemlapur & 604 Mouje Akot	Residential Zone	Residential Zone	A New Reservation of Sports Complex as Site No. 77 is proposed on land bearing S.No.34 (pt.) & 604 (pt.) as shown on plan.	Proposal published u/s 31(1) M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
12	EP-12	Residential Zone S. No. 213, 215, 219, 221, 223, 225, 266, 267, 342,343, & 347 Mouje Akot	Residential Zone	Residential Zone	The land bearing S. Nos. 213, 215, 219, 221, 223, 225, 266, 267, 342, 343, 344, 346 & 347 are proposed to be deleted from Residential Zone and included in Agricultural Zone as shown on plan.	The land bearing S. Nos. 213, 215, 219, 221, 223, 225, 266, 267, 342, 343, 344, 346 & 347 is deleted from Residential Zone and included in Agricultural Zone as shown on plan.
13	EP-13 (M-10)	Site No. 43A MHADA S. Nos. 342, 343, 344 Mouje Akot	Site No. 43A MHADA	Site No. 43A MHADA is to be deleted partly from S.No. 342, 343, 344 and the land so released is to be included in Residential Zone as shown on plan.	The land bearing S. Nos. 342, 343, & 344 is proposed to be deleted from Site No. 43A MHADA and included in Residential Zone as shown on plan.	The land bearing S. Nos. 342, 343, & 344 is deleted from Site No. 43A MHADA and included in Residential Zone as shown on plan.

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
14	EP-14	New	—	—	<p>In Development Control and Promotion Regulation, 2013. Regulation No. 11.3-Construction within blue and red flood line is proposed to be included as follows :—</p> <p>Construction Within blue and red flood line (Prohibitive line & Restrictive line)—</p> <p>i. Area between the river Nalla bank and blue flood (Prohibitive line) (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market with <i>otta</i> type construction and burial ground, public toilet or like uses, provided the land is feasible for such development. Provided further that re-development of the existing authorized properties within river bank and blue flood line, may be permitted at a height of 0.45 m. above red flood line level subject to N.O.C. from Irrigation Department.</p> <p>ii. Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above the red flood (Restrictive line) line level.</p> <p>iii. If the area between the river/nalla bank and blue flood line or red flood line forms the part of the entire plot in developable zone <i>i.e.</i>, residential, commercial, public-semi-public, industrial, then. FSI of this part of land may be allowed to be utilized on remaining land.</p> <p>iv. The blue and red</p>	This E.P. is deleted

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					flood line shown on the development plan shall stand modified as and when it is modified by the Irrigation Department for a stretch of water course. In such case it will be necessary to issue order to that effect by the Chief Officer in consultation with Irrigation Department.	
15	EP-15	New	—	—	<p>In Development Control and Promotion Regulation, 2013. Regulation No. 22.5 A- GREEN BELT is proposed to be included in Regulation No. 22.5 for Land Use Classification as follows :—</p> <p>22.5. A GREEN BELT :—</p> <p>Following uses shall be permissible</p> <p>i. Agriculture</p> <p>ii. Tree Plantation, Gardens, River front development, Landscaping, Recreational open space etc.</p> <p>iii. Development of pedestrian pathways, jogging track, cycle track, boat club etc.</p> <p>iv. Swimming pool, club house, recreational facilities excluding 15 m. belt along river bank, 9 m. belt along nala and subject to other provisions in these regulations.</p> <p>Provided that, if the owner developer hands over the land earmarked as green belt to the Planning Authority for above purposes free of cost and free of encumbrance, then FSI of such land shall be permissible to be utilized on the land remaining after handing over the land under green belt.</p>	This E.P. is deleted
16	EP-16	New	—	—	As per the Retail Trade Policy, 2016 declared by Government following new provision are applicable regarding Retail	As per the Retail Trade Policy, 2016 declared by Government following new provision are applicable regarding Retail

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					Entertainment Zone and these provision are proposed to be included in Development Control & Promotion Regulation, 2013 :—	Entertainment Zone is included in existing Unified Development Control & Promotion Regulation in force.
					Regulation for Retail Entertainment Zone	Regulation for Retail Entertainment Zone
					1. General	1. General
					In this regulation the terms and expression shall have the meaning specified in Retail Trade Policy of Maharashtra-2016 declared by Industry, Energy and Labour Department vide govt. Resolution No. किविधो-०१५-प्र.क्र.११३-उद्योग-२, दि. १०-२-२०१६.	In this regulation the terms and expression shall have the meaning specified in Retail Trade Policy of Maharashtra-2016 declared by Industry, Energy and Labour Department vide govt. Resolution No. किविधो-०१५-प्र.क्र.११३-उद्योग-२, दि. १०-२-२०१६.
					Notwithstanding anything contrained in the exiting regulation, the following provisions shall be applicable for Retail Entertainment Zone. Other provisions of existing regulations which are not specifically mentioned in this regulation shall be applicable.	Notwithstanding anything contrained in the existing regulation, the following provisions shall be applicable for Retail Entertainment Zone. Other provisions of existing regulations which are not specifically mentioned in this regulation shall be applicable.
					2. Ground Coverage	2. Ground Coverage
					The ground coverage up to 70% shall be allowed subject to fire safety requirements and without relaxation in front open space.	The ground coverage up to 70% shall be allowed subject to fire safety requirements and without relaxation in front open space.
					3. Recreation Ground	3. Recreation Ground
					The recreational facilities and activities on commercial basis by organized players for customers shall be allowed in Recreational Ground area. No other use shall be permissible.	The recreational facilities and activities on commercial basis by organized players for customers shall be allowed in Recreational Ground area No other use shall be permissible.
					4. Floor to Floor Heights	4. Floor to Floor Heights
					The maximum floor to floor height shall be allowed up to 5.5 mtr.	The maximum floor to floor height shall be allowed up to 5.5 mtr.
					5. Parking Norms	5. Parking Norms
					The parking space in excess of required parking spaces as per provision of existing regulations shall be allowed and they shall not be counted in	The parking space in excess of required parking spaces as per provision of existing regulations shall be allowed and they shall not be counted in

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					F.S.I.	F.S.I.
					6. Services	6. Services
					The 15% area of base-ment shall be allowed for services including stor-age area.	The 15% area of base-ment shall be allowed for services including stor-age area.
					7. Changes in the Building	7. Changes in the Building
					If the approval for retail and other user spaces is granted and the change of user, amalgamation or divication of user or inter-change of user is pro-posed without affecting the structure stability of building the same shall be allowed in such man-ner to avoid lengthy ap-proval process.	If the approval for retail and other user spaces is granted and the change of user, amalgamation or divication of user or inter-change of user is pro-posed without affecting the structure stability of building the same shall be allowed in such man-ner to avoid lengthy ap-proval process.
					8. Building heights	8. Building heights
					The Maximum height of building subject to fire safety requirements which will be permissible under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, shall be allowed.	The Maximum height of building subject to fire safety requirements which will be permissible under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, shall be allowed.
					9. Additional FSI	9. Additional FSI
					The Commissioner Chief Officer may permit the additionl FSI up to 50% above basis SFI for Retail Shopping Centre in Retail Entertainment Zone on independent plot subject to payment of a premium of 100% of ready reckoner value of respective year.	The Commissioner Chief Officer may permit the additionl FSI up to 50% above basis SFI for Retail Shopping Centre in Retail Entertainment Zone on independent plot subject to payment of a premium of 100% of ready reckoner value of respective year.
					Provided that, such additional FSI shall not be permissibl for joint/com-bined purposes.	Provided that, such additional FSI shall not be permissibl for joint/com-bined purposes.

Note :—Sanction to E.P. No. 11 shall be subject to result of Writ Petition No. 1137/2019.

(१) शासनाने सदर अधिसूचनेनुसार मंजूर केलेली उक्त वगळलेल्या क्षेत्राची विकास योजना जनतेच्या अवलोकनार्थ मुख्याधिकारी, अकोट नगरपरिषद, अकोट, जि. अकोला यांचे कार्यालयात, कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत, सदर विकास योजना अंमलात आल्याच्या तारखेपासून एक महिन्याच्या कालावधीसाठी उपलब्ध राहिल.

(२) सदर अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in/कायदे व नियम या संकेतस्थळावर उपलब्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,

वीणा मोरे,
अवर सचिव.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. ५९.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 8th April 2022.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTIFICATION

No. TPS-2519-1227-CR-99-2019-E.P.-Sanction-UD-30.—

Whereas, in accordance with sub-Section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act"), the Government of Maharashtra has sanctioned a part of the draft Development Plan [Original boundary (IInd Revised + Extended boundary (Revised))] for the area within the limits of the Akot Municipal Council, Akot (Distt. Akola) (hereinafter referred to as "the said Development Plan") *vide* Urban Development Department's Notification No. TPS-2518-1392-CR 118-2018-UD-30, dated 3 December, 2018 and *vide* corrigendum bearing No. TPS-2518-1392-CR 111-2018-UD-30, dated 2nd December, 2019. The said notification is published in the *Official Gazette*, Part I-A, Amaravati Divisional Supplement, dated 6-12 December, 2018 and the corrigendum is published in the *Official Gazette*, Part I-A, Amravati Divisional Supplement, dated 12-18 December, 2019;

And whereas, the Government published the proposed modifications of substantial nature (EP-1 to EP-16) as the excluded parts of the said Development Plan, (hereinafter referred to as "the said Excluded Parts") *vide* Urban Development Department's Notice No. TPS- 2518-1392-CR 118-2018-E.P.Publish--UD-30, dated 3rd December, 2018 (hereinafter referred to as "the said Notice"), and *vide* corrigendum bearing No. TPS- 2518-1392-CR 118-2018-UD-30, dated 5 February, 2019 (hereinafter referred to as "the said corrigendum"). The said Notice is published in the *Official Gazette*, Part I-A, Amaravati Divisional Supplement, dated 6-12 December 2018, and the said corrigendum, is published in the *Official Gazette*, Part 1-A, Amravati Divisional Supplement, dated 14th to 20th March, 2019, for inviting suggestions - objections from the general public under second proviso to sub section (1) of Section 31 of the said Act;

And whereas, in accordance with sub section (2) of Section 31 of the said Act, the Government, *vide* the said Notice, appointed the Joint Director of Town Planning, Amaravati Division, Amaravati as "the Officer" to hear the persons submitting objections or suggestions in respect of the proposed modifications of substantial nature and to submit his report to the Government (hereinafter referred to as the "said Officer");

And whereas, the said Officer submitted his report to the Government *vide* his Marathi letter No. वि.यो. अकोट (दु.सु. + म सु.वा.ह.)-ई.पी.-सहसंचाअम-६३, dated 05-07-2019;

And whereas, in accordance with sub section (3) of Section 31 of the said Act, the Government of Maharashtra has taken into consideration the objections and suggestions received and the report of the said Officer;

And whereas, in accordance with the provisions of Section 31(3) of the said Act, the State Government is required to take final decision regarding the Excluded Parts of the said Development Plan within one year from the date of receipt of the report submitted by the said Officer, under Section 31 of the said Act;

And whereas, in accordance with the provisions of Section 148-A of the said Act, in computing the period, in relation to any Development Plan, Regional Plan or Scheme, the period or periods during which any action could not be completed due to enforcement of any Code of Conduct by the Election Commission of India or the State Election Commission in respect of any election, shall be excluded;

And whereas, in accordance with the provisions of Section 148-A of the said Act, *vide* the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No. XIX of 2020), in computing the period, in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period or periods during which any action could not be completed under the said chapters, due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the Country or State, shall be excluded;

And whereas, such prescribed time limit is still in existence on excluding the period of lockdown declared due to spread of Covid-19 virus in the State of Maharashtra, by the Government from 23-03-2020 and period of 33 days for enforcement of Code of Conduct in respect of Election;

Now, therefore, in exercise of the powers conferred on it by the sub section (1) of Section 31 of the said Act and all other powers enabling it in that behalf, and after consulting the Director of Town Planning, Maharashtra State, the Government of Maharashtra hereby; —

(A) sanctions the draft Development Plan of the Akot Municipal Council (Original boundary(IInd Revised)+ Extended boundary(Revised)) as regards the said Excluded Parts in terms of E.P. Nos. 1 to 16 as specified in the Schedule of Modification (Schedule A) annexed hereto, which shall be part of the final Development Plan of the Akot Municipal Council as regards the said Excluded parts.

(B) The Final Development Plan in respect of the said Excluded Parts of the Akot Municipal Council (Original boundary (IInd Revised) + Extended boundary (Revised)) viz. E.P. Nos. 1 to 16 shall come into force after one month from the date of publication of this notification in the *Official Gazette*.

(C) Unified Development Control & Promotion Regulations as sanctioned by Government *vide* Notification No. 1818-CR-236-18-Sec.37(1AA)(G) & Sec.20 (4)-UD-13 dated 2nd December, 2020 shall be applicable to the sanctioned Development Plan (Part sanctioned + Excluded Part) of Akot Municipal Council.

SCHEDULE--A

Substantial Modifications Sanctioned by the Government in the Respect of Deveopment Plan of Akot (Original Boundary (IInd Revised) + Extended Boundary (Revised)), Dist. Akola

(Accompaniment to the Government Notification No. TPS-2519-1227-CR-99-2019-EP-Sanction-UD-30 Dated 08-04-2022)

Sr. No.	Excluded Part	Site No./ Location	Proposal as per Development Plan published u/s 26 of M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M. R. & T.P. Act, 1966	Proposal as Published the Government u/s 31(1) of the M. R. & T.P. Act, 1966	Proposal as Sanctioned by the Government u/s 31(1) of the M. R. & T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	EP-1	Site No. 59- Primary School & Play Ground S. Nos. 653, 655 Mouje Akot	Site No.59- Primary School & play Ground	Site No.59- Primary School & play Ground	The land bearing S.No. 653 (pt.) is proposed to be deleted from Site No.59 - Primary School & Play Ground and included in Residential Zone as shown on plan.	The land bearing S. No. 653 (pt.) is deleted from Site No.59 - Primary School & Play Ground and included in Residential Zone as shown on plan.
2	EP-2	Site No. 60- High School & Play Ground S. Nos. 27, 652, 655 Mouje Akot	Site No.60- High School & play Ground	Site No.60- High School & play Ground	The land bearing S.No. 652 (pt.) is proposed to be deleted from Site No.60 - Primary School & Play Ground and included in Residential Zone as shown on plan.	The land bearing S. No. 652 (pt.) is deleted from Site No.60 - Primary School & Play Ground and included in Residential Zone as shown on plan.
3	EP-3 (M-6, M-7)	Site No. 13- Primary School & Play Ground Site No. 14, Play Ground No. 23/2, 23/4, 70/1A, Mouje Akot	Site No.13- Primary School & Play Ground Site No. 14- Play Ground	Site No.13- Primary School & Play Ground and Site No. 14- Play Ground are proposed to be deleted and the land so released is proposed to be included in Residential Zone as shown on plan	Site No.13- Primary School & Play Ground and Site No. 14- Play Ground are proposed to be deleted partly and the land so released is proposed to be included in Residential Zone as shown on plan. Remaining land under Site No. 13 - Primary School & Play Ground and Site No. 14- Play Ground are Re-School & Play Ground and arranged as Site No. 13- Primary School & Play Ground as shown on plan.	Site No.13- Primary School & Play Ground and Site No. 14- Play Ground are deleted partly and the land so released included in Residential Zone as shown on plan. Remaining land under Site No.13-Primary School & Play Ground and Site No. 14- Play Ground are Re-School & Play Ground and arranged as Site No. 13- Primary School & Play Ground as shown on plan.

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
4	EP-4	Retail Entertainment Zone S. No. 30, 31, 143, 160, 161 Mouje Khanapur	Retail Entertainment Zone	Retail Entertainment Zone	The land bearing S. No.143/1 D is proposed to be deleted from Retail Entertainment Zone and included in Residential Zone as shown on plan.	The land bearing S. No.143/1 D is deleted from Retail Entertainment Zone and included in Residential Zone as shown on plan.
					Retail Entertainment Zone is proposed to be deleted partly from S.No.30 & 31 and the land so released are proposed to be reserved as New Site No. 73-Parking as shown on plan.	Retail Entertainment Zone is deleted partly from S.No.30 & 31 and the land so released are proposed to be reserved as New Site No. 73-Parking as shown on plan.
5	EP-5	Site No. 56-Play Ground Site No. 57 - Primary School & Play Ground S. No. 616, 617, 618 Mouje Akot	Site No. 56-Play Ground Site No. 57- Primary School & Play Ground	Site No. 56-Play Ground Site No. 57- Primary School & Play Ground	The land bearing S. No.618/4 is proposed to be deleted from Site No. 56-Play Ground Site No. 57-Primary School & Play Ground and included in Residential Zone as shown on plan.	The land bearing S. No.618/4 is deleted from Site No. 56-Play Ground Site No. 57-Primary School & Play Ground and included in Residential Zone as shown on plan.
					Remaining land under Site No. 56 - Play Ground and Site No. 57- Primary School & Play Ground are Re-arranged as shown on plan and Site No. 56 - Play Ground is Redesignated as Site No.56-Children Play Ground as shown on plan.	Remaining land under Site No. 56 - Play Ground and Site No. 57- Primary School & Play Ground are Rearranged as shown on plan and Site No. 56 - Play Ground is Resignated as Site No.56-Children Play Ground as shown on plan.
6	EP-6	Site No. 24- Garden S. No. 129, Mouje Akot	Site No. 24- Garden	Site No. 24-Garden	The land bearing S. No.129/1 is proposed to be deleted from Site No. 24-Garden and included in Residential Zone as shown on plan.	Proposal published u/s 31(1) of the M.R. & T.P. Act, 1966, is rejected and Site No. 24 "Garden" is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
7	EP-7	Residential Zone S. No. 26 Mouje Akot	Residential Zone	Residential Zone	A new Reservation of Play Ground as Site No. 74 is proposed on land bearing S.No.26 (pt.) as shown on plan.	Proposal published u/s 31(1) of the M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
8	EP-8	Residential Zone S. No. 37 Mouje Kemlapur	Residential Zone	Residential Zone	A new Reservation of High School & Play Ground as Site No. 75 is proposed on land bearing S.No.37 (pt.) as shown on plan.	Proposal published u/s 31(1) of the M.R. & T.P. Act, 1966, is rejected and Residential Zone is re-instated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
9	EP-9	Residential Zone S. No. 145 Mouje Khanapur	Residential Zone	Residential Zone	The land bearing S. No.145(pt.) is proposed to be deleted from Residential Zone and included in Retail Entertainment Zone as shown on plan.	Proposal published u/s 31(1) the M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
10	EP-10	Residential Zone S. No. 627 Mouje Akot	Residential Zone	Residential Zone	A new Reservation of Parking as Site No. 76 is proposed on land bearing S.No.627 (pt.) as shown on plan.	Proposal published u/s 31(1) the M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
11	EP-11	Residential Zone S. No. 34 Mouje Kemlapur & 604 Mouje Akot	Residential Zone	Residential Zone	A new Reservation of Sport Complex as Site No. 77 is proposed on land bearing S.No.34 (pt.) & 604 (pt.) as shown on plan.	Proposal published u/s 31(1) the M.R. & T.P. Act, 1966, is rejected and Residential Zone is reinstated as per the plan published u/s 26 of M.R. & T.P. Act, 1966, as shown on plan.
12	EP-12	Residential Zone S. No. 213, 215, 219, 221, 223, 225, 266, 267, 342,343, 344, 346 & 347 Mouje Akot	Residential Zone	Residential Zone	The land bearing S. No.213, 215, 219, 221, 223, 225, 266,267, 342, 343, 344, 346 & 347 are proposed to be deleted from Residential Zone and included in Agricultural Zone as shown on plan.	The land bearing S. No.213, 215, 219, 221, 223, 225, 266,267, 342, 343, 344, 346 & 347 is deleted from Residential Zone and included in Agricultural Zone as shown on plan.
13	EP-13 (M-10)	Site No. 43A MHADA S. No. 342, 343, 344 Mouje Akot	Site No. 43A MHADA	Site No. 43A MHADA is to be deleted partly from S.No. 342, 343, 344 and the land so released is to be included in Residential Zone as shown on plan.	The land bearing S. No.342, 343, & 344 is proposed to be deleted from Site No. 43A MHADA and included in Residential Zone as shown on plan.	The land bearing S. No.342, 343, & 344 is deleted from Site No. 43A MHADA and included in Residential Zone as shown on plan.
14	EP-14	New	—	—	In Deveopment Control and Promotion Regulation 2013. Regulation No. 11.3-Construction within blue and red flood line is proposed to be included as follows :— Consruction within blue and red flood line (Prohibitive line & Restrictive line)— i. Area between the river Nalla bank and blue flood (Prohibitive line) (Flood line towards the river	This E.P. is deleted

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
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bank) shall be prohibited zone for any construction except parking, open vegetable market with otta type construction and burial ground, public toilet or like uses, provided the land is feasible for such development. Provided further that redevelopment of the existing authorized properties within river bank and blue flood line, may be permitted at a height of 0.45 m. above red flood line level subject to N.O.C. from Irrigation Department.

ii. Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above above the red flood (Restrictive line) line level.

iii. If the area between the river/ Nalla bank and blue flood line or red flood line forms the part of the entire plot in developable zone i.e., residential, commercial, public-semi-public, industrial, then. FSI of this part of land may be allowed to be utilized on remaining land.

iv. The blue and red flood line shown on the development plan shall stand modified as and when it is modified by the Irrigation Department for a stretch of water course. In such case it will be necessary to issue order to that effect by the Chief Officer in consultation with Irrigation Department.

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
15	EP-15	New	—	—	<p>In Development Control and Promotion Regulation 2013. Regulation No. 22.5 A- GREEN BELT is proposed to be included in Regulation No. 22.5 for Land Use Classification as follows :—</p> <p>22.5. A GREEN BELT :—</p> <p>Following uses shall be permissible.</p> <p>i. Agriculture</p> <p>ii. Tree Plantation, Gardens, River front development, Landscaping, Recreational open space etc.</p> <p>iii. Development of pedestrian pathways, jogging track, cycle track, boat club etc.</p> <p>iv. Swimming pool, club house, recreational facilities excluding 15m. belt along river bank, 9m. belt along nala and subject to other provisions in these regulations.</p> <p>Provided that, if the owner developer hands over the land earmarked as green belt to the Planning Authority for above purposes free of cost and free of encumbrance, then FSI of such land shall be permissible to be utilized on the land remaining after handing over the land under green belt.</p>	This E.P. is deleted
16	EP-16	New	—	—	<p>As per the Retail Trade Policy 2016 declared by Government following new provision are applicable regarding Retail Entertainment Zone and these provision are proposed to be included in Development Control & Promotion Regulation, 2013 :—</p>	As per the Retail Trade Policy 2016 declared by Government following new provision are applicable regarding Retail Entertainment Zone is included in existing Unified Development Control & Promotion Regulation in force.

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					Regulation for Retail Entertainment Zone	Regulation for Retail Entertainment Zone
					1. General	1. General
					In this regulation the terms and expression shall have the meaning specified in Retail Trade Policy of Maharashtra-2016 declared by Industry, Energy and Labour Department vide govt. Resolution No. किविधो-०१५-प्र.क्र.११३-उद्योग-२ दि. १०-२-२०१६.	In this regulation the terms and expression shall have the meaning specified in Retail Trade Policy of Maharashtra-2016 declared by Industry, Energy and Labour Department vide govt. Resolution No. किविधो-०१५-प्र.क्र.११३-उद्योग-२ दि. १०-२-२०१६.
					Notwithstanding anything contained in the exiting regulation, the following provisions shall be applicable for Retail Entertainment Zone. Other provisions of existing regulations which are not specifically mentioned in this regulation shall be applicable.	Notwithstanding anything contained in the existing regulation, the following provisions shall be applicable for Retail Entertainment Zone. Other provisions of existing regulations which are not specifically mentioned in this regulation shall be applicable.
					2. Ground Coverage	2. Ground Coverage
					The ground coverage up to 70% shall be allowed subject to fire safety requirements and without relaxation in front open space.	The ground coverage up to 70% shall be allowed subject to fire safety requirements and without relaxation in front open space.
					3. Recreation Ground	3. Recreation Ground
					The recreational facilities and activities on commercial basis by organized players for customers shall be allowed in Recreational Ground area. No other use shall be permissible.	The recreational facilities and activities on commercial basis by organized players for customers shall be allowed in Recreational Ground area. No other use shall be permissible.
					4. Floor to Floor Heights	4. Floor to Floor Heights
					The maximum floor to floor height shall be allowed up to 5.5 mtr.	The maximum floor to floor height shall be allowed up to 5.5 mtr.
					5. Parking Norms	5. Parking Norms
					The parking space in excess of required parking spaces as per provision of existing regulations shall be allowed and they shall not be counted in F.S.I.	The parking space in excess of required parking spaces as per provision of existing regulations shall be allowed and they shall not be counted in F.S.I.

SCHEDULE--A—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					6. Services	6. Services
					The 15% area of base-ment shall be allowed for services including stor-age area.	The 15% area of base-ment shall be allowed for services including stor-age area.
					7. Changes in the Building	7. Changes in the Building
					If the approval for retail and other user spaces is granted and the change of user, amalgamation or divadation of user or inter-change of user is pro-posed without affecting the structure stability of building the same shall be allowed in such man-ner to avoid lengthy ap-proval process.	If the approval for retail and other user spaces is granted and the change of user, amalgamation or divadation of user or inter-change of user is pro-posed without affecting the structure stability of building the same shall be allowed in such man-ner to avoid lengthy ap-proval process.
					8. Building heights	8. Building heights
					The Maximum height of building subject to fire safety requirements which will be permissible under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, shall be allowed.	The Maximum height of building subject to fire safety requirements which will be permissible under Maharashtra Fire Prevention and Life Safety Measures Act, 2006, shall be allowed.
					9. Additional FSI	9. Additional FSI
					The Commissioner Chief Officer may permit the ad-ditional FSI up to 50% above basis FSI for Retail Shopping Centre in Retail Entertainment Zone on independent plot subject to payment of a premium of 100% of ready reckoner value of respective year.	The Commissioner Chief Officer may permit the ad-ditional FSI up to 50% above basis FSI for Retail Shopping Centre in Retail Entertainment Zone on independent plot subject to payment of a premium of 100% of ready reckoner value of respective year.
					Provided that such additional FSI shall not be permissible for joint/com-bined purposes.	Provided that such additional FSI shall not be permissible for joint/com-bined purposes.

Note :—Sanction to E.P. No. 11 shall be subject to result of Writ Petition No. 1137/2019.

(1) A copy of plan showing the aforesaid sanctioned as regards the said Excluded Parts in terms of E.P. Nos. 1 to 16 as specified in the Schedule of Modification (Schedule A) shall be available in the office of the Chief Officer, Municipal Council, Akot during office hours on all working days for inspection of public for a period of 30 days.

(2) This Notification shall also be available on Government web site www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,

VEENA MORE,
Under Secretary.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. ६०.

आयुक्त, महानगरपालिका, यांजकडून

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ अंतर्गत अकोला महानगरपालिका [मुळ हद्द दु.सु + प्रथम वाढीव हद्द (सु) + दुसरी वाढीव हद्द] विकास योजना तयार करणेचा इरादा

क्रमांक अमनपा-वियोविघ-७६-२०२२.—

ज्याअर्थी, अकोला महानगरपालिका क्षेत्राकरिता विकास योजना [मूळ हद्द (सु)] व वाढीव हद्द अशा दोन विकास योजना मंजूर असून त्या लागू झालेल्या आहेत त्याचा तपशिल खालील प्रमाणे :—

(१) महानगरपालिका अकोला (तत्कालीन नगर परिषद, अकोला) मुळ हद्दीची सुधारित विकास योजना शासन अधिसूचना क्र.टिपीएस-२५०२-६८०-सी.आर.१२९ (ब) -युडी-३०, अन्वये दि.२६ ऑक्टोबर २००४ रोजी मंजूर झालेली असून ती दि.१५ डिसेंबर २००४ पासून अंमलात आलेली आहे. सुधारित विकास योजना मंजूर होवून सुमारे १८ वर्षांचा कालावधी लोटला असून दुस-यांदा सुधारित होणेकरिता, विकास योजना तयार करणे व मंजूरी प्राप्त होतेवेळी लागणारा कालावधी विचारात घेता उक्त विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ मधील कलम ३८ चे तरतूदीनुसार दुस-यांदा सुधारित करणे आवश्यक आहे.

(२) अकोला महानगरपालिका क्षेत्रातील (तत्कालीन नगर परिषद, अकोला) प्रथम वाढीव हद्दीची विकास योजना शासन निर्णय क्रमांक टिपीएस २५८७-१४८५-सी.आर.२४८-८७-युडी १३, दि. ३० डिसेंबर १९९२ रोजी मंजूर झालेली असून ती दि. ०१ मार्च १९९३ पासून अंमलात आलेली आहे. वाढीव हद्दीची विकास योजना मंजूर होवून सुमारे २९ वर्षांचा कालावधी लोटला असल्याने उक्त विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ मधील कलम ३८ चे तरतूदीनुसार सुधारित करणे आवश्यक आहे.

(३) महानगरपालिकेच्या अकोला क्षेत्रासाठी शासनाने नव्याने हद्दवाढ प्रस्तावास दि. ३० ऑगस्ट २०१६ रोजी मंजूरी दिलेली असून सदर मंजूरीची अधिसूचना दि.३१ ऑगस्ट २०१६ रोजी महाराष्ट्र शासन राजपत्र असाधारण भाग-एक-अ अमरावती विभागीय पुरवणीमध्ये प्रसिध्द झालेली आहे. सबब अकोला महानगरपालिकेची हद्दवाढ झाल्यानंतर ३ वर्षांच्या आत महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ मधील कलम २१(२) चे तरतूदीनुसार हद्दवाढीची विकास योजना तयार होवून प्रसिध्द करणे क्रमप्राप्त आहे. उक्त वाढीव महानगरपालिका क्षेत्राचा नियोजनबद्ध विकास होण्यासाठी विकास योजना तयार करणे आवश्यक आहे.

त्या अनुषंगाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २१ (२) चे अनुषंगाने कलम २३ (१), सहकलम ३८ मधील तरतूदीनुसार अकोला महानगरपालिकेने दि. १८ एप्रिल २०२२ रोजी ठराव क्रमांक ०५ पारित करून महानगरपालिकेच्या मूळ हद्दीची विकास योजना दुस-यांदा सुधारित करणे व प्रथम वाढीव हद्दीची विकास योजना सुधारित करणे व तदनंतरच्या वाढीव हद्दीची विकास योजना तयार करणे अशी एकत्रित विकास योजना तयार करण्याचा इरादा जाहीर केला आहे.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २३(२) नुसार अकोला महानगरपालिकेस तयार करावयाच्या मुळ हद्द (दुसरी सुधारित) व प्रथम वाढीव हद्द महानगर (सुधारित) व तदनंतरच्या वाढीव हद्दीची विकास योजना अशा एकत्रित विकास योजनेमध्ये समाविष्ट असलेल्या क्षेत्राचा हद्द दर्शविणारा मा. आयुक्त यांनी स्वाक्षांकित केलेला नकाशा, महानगरपालिकेच्या कार्यालयात, कार्यालयीन कामकाजाच्या दिवशी, कार्यालयीन वेळेत नागरिकांच्या अवलोकनासाठी ठेवण्यात आला आहे.

अकोला महानगरपालिकेकडून इरादा जाहीर करण्यात आलेल्या मूळ हद्द दुसरी सुधारीत प्रथम वाढीव हद्द (सुधारीत) व तदनंतरच्या वाढीव हद्दीची विकास योजना अशा एकत्रित विकास योजनेच्या अनुषंगाने ज्या नागरिकांच्या या बाबत काही सूचना-हरकती द्यावयाच्या असतील त्यांनी ही सूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द होईल त्या तारखेपासून ६० (साठ) दिवसांच्या आत आयुक्त महानगरपालिका, अकोला यांचेकडे लेखी स्वरूपात व आपले म्हणने पृष्ठार्थ योग्य त्या कागदपत्रासह सादर कराव्यात. वरील विकास योजना तयार करतांना त्या सूचना -हरकतींचा योग्य तो विचार महानगरपालिकेकडून करण्यात येईल.

अकोला :

दिनांक १९ एप्रिल २०२२.

कविता द्विवेदी (भा.प्र.से.),

आयुक्त,

अकोला, महानगरपालिका,

अकोला.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. ६१.

BY COMMISSIONER, MUNICIPAL CORPORATION

Declaration of intention to prepare Development Plan of Akola (2nd revision of original limit + revision of first extended limit+2nd extended limit) Municipal Corporation (as per Maharashtra Regional and Town Planning Act, 1966)

No.AMC-DPSC-76-2022.—

Whereas, in Corporation, Akola following two sanctioned Development Plans are exists.—

(1) Revised Development Plan Akola Municipal Corporation Original limit (Previously Municipal Council, Akola) was approved by Government notification No. TPS-2502-680-CR-129 (b)-UD-30, dated 26 October 2004 and came into force from 15th December 2004. It has been 18 years since the revised development plan of the Akola city comes into effect. So as per the Maharashtra Regional and Town Planning Act, 1966 Section 38, it is necessary to revise the above Development Plan.

(2) Similarly, the Development Plan of Municipal Corporation Akola First Revised limit (Previously Municipal Council, Akola) was approved by Government notification No. TPS-2587-1485-CR-248-87-UD-13, dated 30th December 1992 and came into force form 01st March 1993. It has been 29 years since the development plan of the revised limit of Akola city comes into effect. As per the Maharashtra Regional and Town Planning Act, 1966 Section 38, it is necessary to revise the above Development Plan.

(3) The limits of Municipal Corporation, Akola have been revised second time which has been sanctioned according to the notification dated 30.08.2016. This has also been published in the Government Gazette of Amravati Division dated 31 August 2016. It is necessary to prepare the Development Plan for the extended Municipal Corporation area as per section 21 (2) of the Maharashtra Regional and Town Planning Act, 1966 within 3 years of the extension of the limits of the Municipal Corporation for planned development of said area.

Hence, the Municipal Corporation, Akola by its resolution no. 05, dated 18th April 2022 has given consent to declare its intention to revise second time of Development Plan Akola original limit and revise Development Plan Akola of first extended limit and prepare Development Plan of second extended limit as per provision of Section 23(1) read with Section 38 and 21 (2) of the Maharashtra Regional and Town Planning Act, 1966. Accordingly, this notice is being published.

The plan attested by Municipal Commissioner of Akola showing boundary of the area included in Development Plan of Municipal Corporation, Akola (2nd revision of original limit + revision of first extended limit + 2nd extended limit) is kept open for inspection for the public on office working days, during office hours at the office of the Municipal Corporation, as per Section 23(2) of the Maharashtra Regional & Town Planning Act, 1966.

Any suggestion - objection of the public in this regard, may be forwarded in writing to the Municipal Commissioner, Municipal Corporation, Akola within a period of 60 (Sixty) days from the date of publication of this notice in Maharashtra Government Gazette. The suggestion-objection with necessary documents shall be duly considered while preparing the Development Plan.

Akola :

Dated the 19th April 2022.

KAVITA DWIVEDI (I.A.S.),

Commissioner,

Akola Municipal Corporation,

Akola.